

# Valerie Hall Hawkins

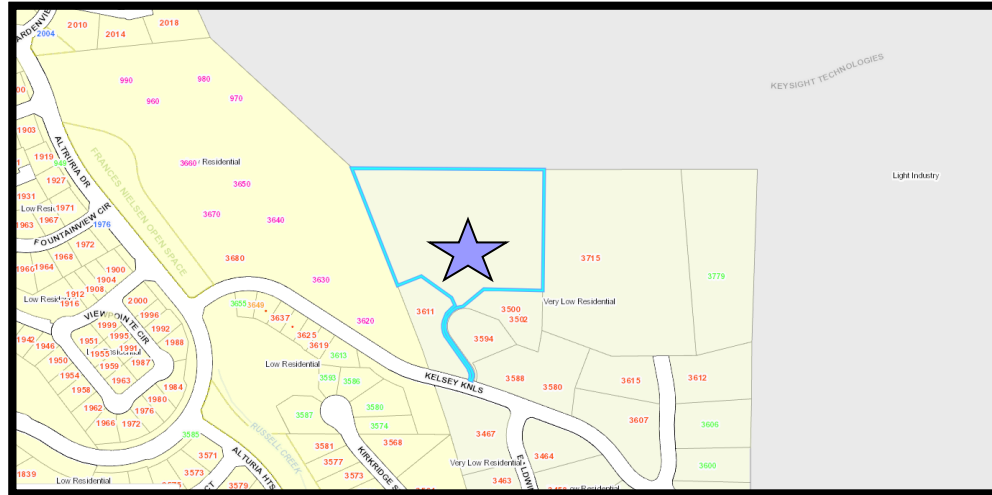
3605 Kelsey Knolls

October 3rd, 2024

Jandon Briscoe, City Planner  
Planning and Economic Development

- The proposed project is to install two concrete terrace surfaces, including landscape walls, and to add a 48” high stucco landscape along the the south-eastern side of the property.

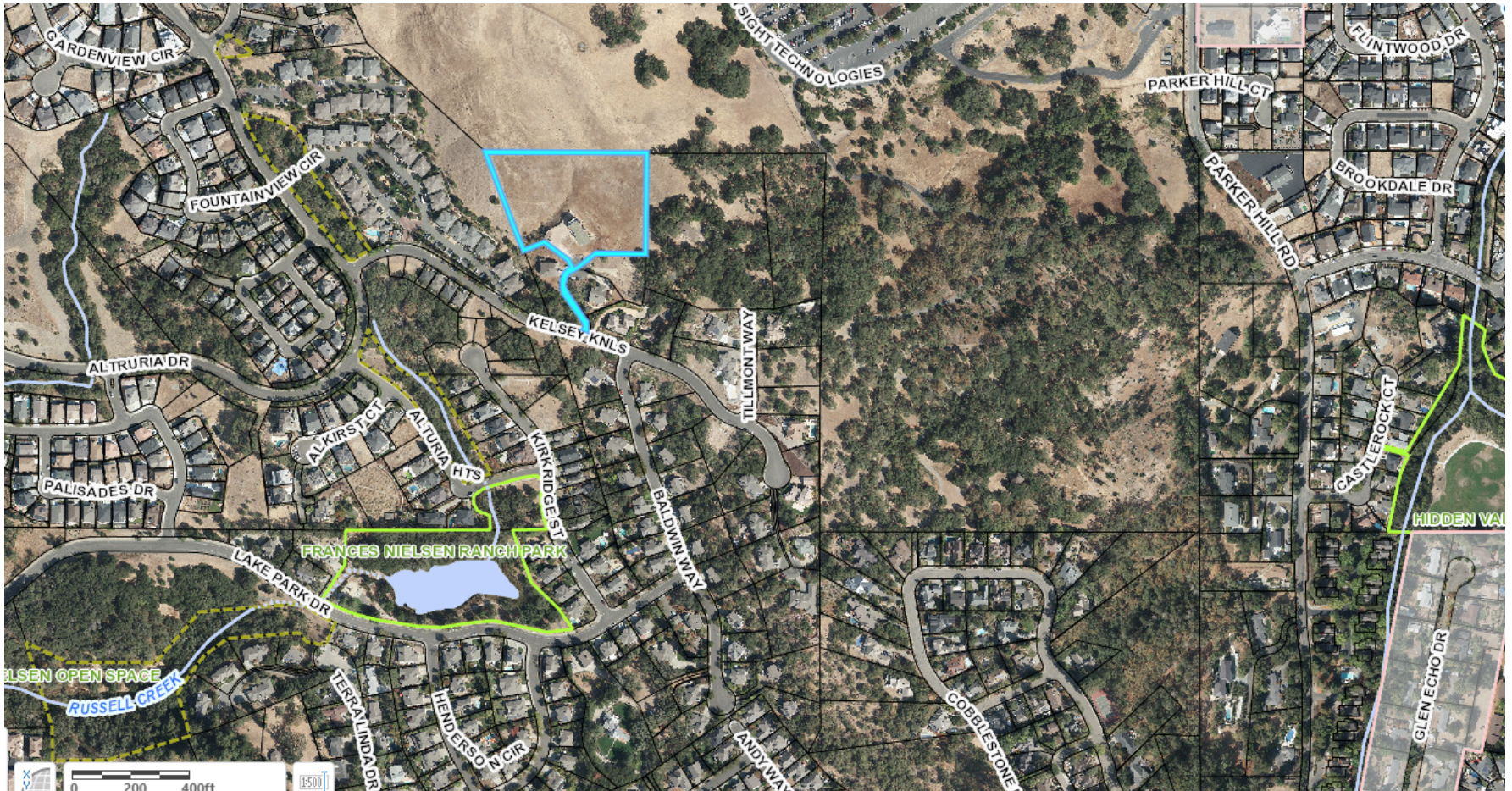
## General Plan: Very Low-Residential

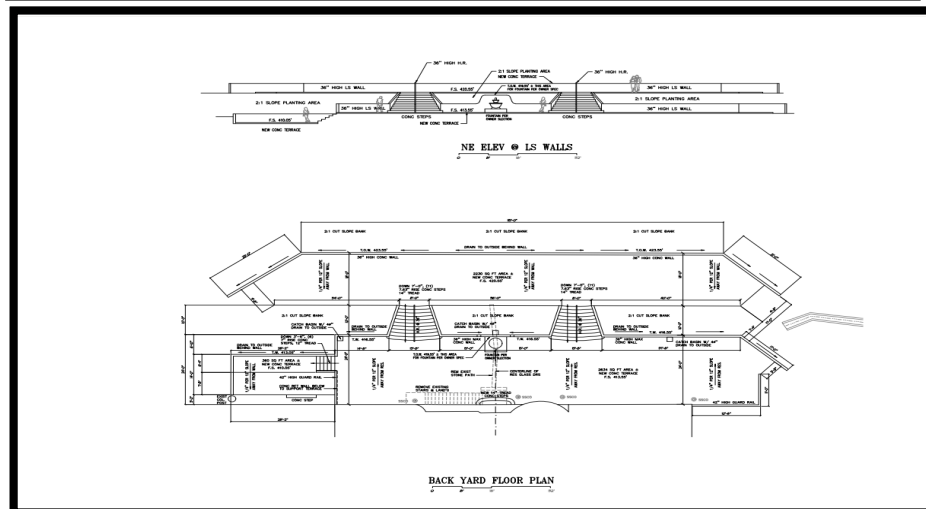
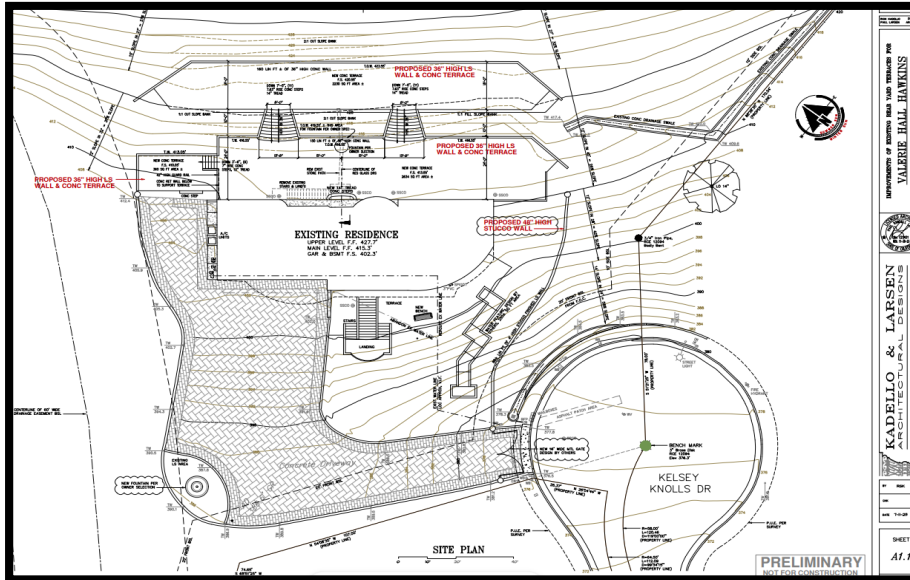


Zoning: PD 98-002-RC



# Neighborhood Context





- There are no unresolved issues as a result of staff review.
- No public comments have been received to date.
- Staff analysis has concluded that all findings can be met.

# Environmental Review

## California Environmental Quality Act (CEQA)

- The project has been found in compliance with the California Environmental Act (CEQA). Pursuant to CEQA Guidelines Section 15303(e), the project is categorically exempt from CEQA because the new terrace is an appurtenant use to the main dwelling.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Hillside Development Permit to allow a concrete terrace at 3605 Kelsey Knolls.

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